

December 26, 2002

Robert & Terese Lisenbee  
3518 Cumberland Ridge Rd.  
North Liberty, Ia. 52317

**Ms. Karen Hagerty**  
Army Corp of Engineers  
Rock Island, Illinois

**Ms. Haggerty,**

Please consider our position on the MYCA proposal for Camp Daybreak, North Liberty, IA. Our property is largely effected by this proposal **as** we are the adjoining property to the North. We feel the scope of this project is too large, and not geared toward the best use of the 106 acre parcel. It is concerning to us that this is a **smaller** version of a continuously changing plan, and it is difficult for us to know what the exact usage will be. The small mount of time each year devoted to actual youth camp activities, is dwarfed by the proposed other uses. 10 **weeks** a year for camping would hardly seem to warrant a multi-million dollar complex. I never would have dreamed of a Convention Center being built in my front yard. I doubt that a Convention Center, and Retreat, are what the Master **Plan** envisioned for this area. I **am** also having a hard time understanding why, a proposal that currently does not meet IDNR wastewater treatment regulations, should even get consideration. Providing a variance for large scale wastewater treatment facility on a peninsula in the Coralville Reservoir, in a residential zoning area is **an** unacceptable plan. The **IDNR** will also be asked for a variance to provide the beach area. In short here is a list of my objections to the proposed MYCA lease:

We don't believe the environmental assessment was accurate. Much of the data was outdated. Much of the reference material used in the Environmental study was 10 - 40 plus years old. The Corp of Engineers Master Plan **has** not been updated in many years. (1977) The **growth** in the corridor area is well known, both **City** and County update their planning for this area yearly. The use of the Coralville Reservoir has also grown tremendously over the past 10 years. The number, size and speed of the boat traffic have all increased significantly. Campers using canoes would be a big mistake, particularly beginners. Even experienced boaters avoid the weekend traffic here if possible.

The traffic and road dangers are significant. The school buses will not turn down our lane, for the fear of being hit pulling out. The **E.A.** estimates traffic growth to be about 40% at this end of Scales Bend Rd., that seems quite significant. The traffic counts on our roads also reflect the tax base used to maintain and provide new roads. The added vehicles will not contribute to the revenue base used to maintain and improve the roads. It would seem

likely that buses entering and exiting daily from Scales Bend Rd, to 200<sup>th</sup> St. will cause significant degradation of the road considering the tight radius of the blind corner, and bus weight. This is an extremely dangerous corner, **entering** on Scales Bend Rd. **from** 200<sup>th</sup> St.. The additional bus **traffic** will have difficulty safely negotiating the corner onto Scales Bend **from** 200<sup>th</sup> St. and will endanger traffic traveling both directions due to the blind corner, **Peak** summer weekend traffic is extreme. The boater **traffic** pulling large boats even at posted speeds would be challenged to **try** and avoid a slow moving bus protruding out on Scales bend Rd. **from** 200<sup>th</sup> St.. 22-3

The noise and activity level will dramatically change the environment here. The deforestation and large buildings not to mention parking lots and roadways, will all have their affects. The few trees between our properties will not adequately buffer the noise produced by a camp of this size. I strongly disagree with **EA**, "No significant impact". We are already surrounded by ever increasing boater noise, especially on weekends. The maximum aspect of this proposal will *forever* change this area. We believe that this will have a significant impact on our property values, and possible future value. The one common denominator for us purchasing or building homes in this area is the peace and tranquility of the **surroundings**. 25-2 19-1

The lack of adequate fire protection and emergency services for the size and layout of this complex **has** been expressed by the North Liberty Fire Dept. Not only the amount of water deliverable to a fire but the accessibility of the various campsites, is in question. The Girl Scout Camp burned several **years ago**, or this land might still be **an** active **Camp** Daybreak. 21-4

The proposal is not compatible with current residential zoning. The County government has expressed their disapproval of the plan. We will likely receive a property **tax** increase to provide funds for the projected county costs. Our property taxes in Johnson County are already **high**. Why has the Corps of Engineers not worked with county and local government to formulate a plan for this proposal? Why did the Corps of Engineers not update their own Master Plan, before taking on a project of this magnitude? 16-3 19-2 6-2

The EA Study tried to compare the Camp Daybreak Girl Scout Camp to the MYCA Camp proposal, but that **hardly** seems fair. The Girl Scouts did not lease the land to manufacture and market their cookies, they wanted to enjoy and be a part of the natural environment. The MYCA Proposal wants to have select campers 10 weeks out of the year and "**Actively Market** the facility to regional educational and cultural entities." as a Retreat, Conference Center, the balance of the year. The Girl Scouts wanted to check out nature trails, birds, wild flowers, maybe sing around a campfire. MYCA proposes to have computer labs, a private beech, central dining halls, complete **with** towering Mosque. That is not to mention an on site caretaker residence, parking lots, a sewage lagoon, and year round "camp sites". The Girl Scouts may have picked an occasional wild flower, but didn't strip 5 acres of trees and vegetation for a complex. The Girl Scouts did however have a wastewater treatment plan that exceeded the **IDNR** standards. No Impact? 6-4

My conclusion is Environmental Assessment seems tainted, the failure to be upfront about the obvious impact of this Proposal on myself and others gives me little faith in its integrity. It appears to have been prepared to overcome our objections and downplay many of our concerns, rather than provide a clear and accurate picture of how much effect and to what exact degree. There is a delicate balance in a forested ecosystem such as this, it is hard to believe all 4 alternatives have no environmental impact, or so little measurable impact all 4 can be lumped into one classification. It is rumored that the engineering firm doing the EA was actually on site only 2 days? Was this adequate? The EA shows the possibility of endangered species, but the inventory of vegetation and wildlife was not completed. **No** Impact?

31-12


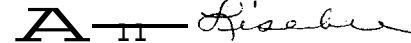
12-9

Lastly, we would like to remind the *Corps* of their own Environmental Operating Principles: Respect the views of individuals and groups interested in and effected by *Corps* activities, listen to them actively, learn from their perspective in the search to find win-win solutions. Environmental sustainability can only be achieved by the combined efforts of federal agencies, tribal, state, and local governments, and the private sector, each doing their part. In 1977 the ~~maximum~~ use aspect of this property may have seemed prudent. I doubt stop lights in North Liberty on what is now Highway 965 was even a **thought** in 1977. We need to re-evaluate the planning ~~for~~ this area based on updated information. We are personally in favor of preserving the primitive and **natural** qualities of the **area**. Sometimes less is **more**. To be able to look out your window and see a Bald Eagle soaring overhead, or perched in a nearby tree is priceless. The EA says the eagles will **find** another place to nest, there is plenty of timberland around the reservoir, **No** Impact.

32-4

6-4  
2-17

Sincerely,

Robert & Terese Lisenbee

View from my horse, shot  
unplanned. Buffer? many  
foreground trees are on my property  
+ last 6 months of the yr.

